091.0	0009	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,300 / 601,300
					USE VALUE:	601,300 / 601,300
					ASSESSED:	601,300 / 601,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUSK SARAH L/TRUSTEE
Owner 2:	2018 SARAH L LUSK REVOCABLE TR
Owner 3:	
Street 1:	165 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUSK SARAH L -
Owner 2:	-
Street 1:	165 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4394.000	215,000		386,300	601,300
Total Card	0.101	215,000		386,300	601,300
Total Parcel	0.101	215,000		386,300	601,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 632.95 | /Parcel: 632.95

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59064

GIS Ref

GIS Ref

Insp Date 11/05/18

!7444!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,000	0	4,394.	386,300	601,300		Year end	12/23/2021
2021	101	FV	209,100	0	4,394.	386,300	595,400		Year End Roll	12/10/2020
2020	101	FV	209,100	0	4,394.	386,300	595,400	595,400	Year End Roll	12/18/2019
2019	101	FV	180,100	0	4,394.	391,800	571,900	571,900	Year End Roll	1/3/2019
2018	101	FV	180,100	0	4,394.	292,500	472,600	472,600	Year End Roll	12/20/2017
2017	101	FV	180,100	0	4,394.	264,900	445,000	445,000	Year End Roll	1/3/2017
2016	101	FV	180,100	0	4,394.	253,800	433,900	433,900	Year End	1/4/2016
2015	101	FV	170,400	0	4,394.	215,200	385,600	385,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:35:01

LAST REV

Date	Time
05/07/19	14:19:59
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUSK SARAH L,	70776-54		3/26/2018	Convenience	99	No	No		
HONOHAN NANCY	43733-199		9/17/2004		390,500	No	No		
CLARK LISA K	39736-500		6/30/2003		360,500	No	No		
LEIGHTON MARK/E	25925-465		12/27/1995		172,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/1995	687	Manual	850	C				REPLACE BEAMS
5/3/1995	246		15,000	C				REM KIT-BATH ADD W

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Measured	336	PATRIOT
1/22/2005	MLS	MM	Mary M
9/20/2003	MLS	MM	Mary M
3/30/2000	Inspected	263	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4394		Sq. Ft.	Site		0	70.	1.26	5									386,274						386,300	

Total AC/HA:	0.10087	Total SF/SM:	4394	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,274	Spl Credit		Total:	386,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	60835
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264071
Depreciation:	49117
Depreciated Total:	214954

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

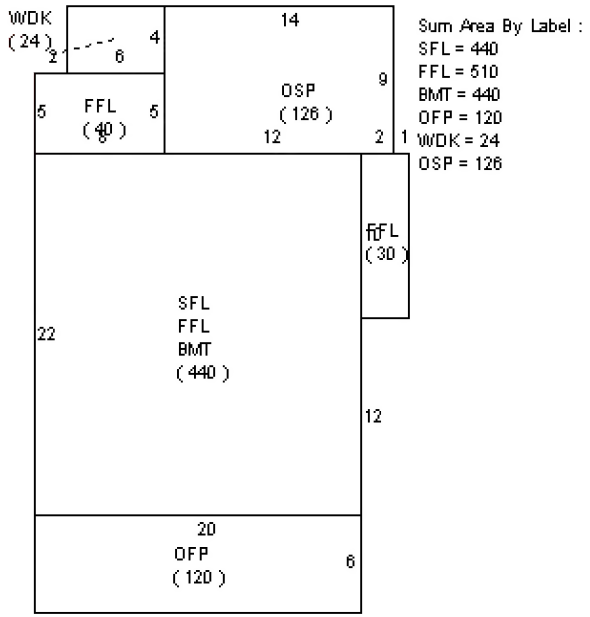
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	129.52
Final Total:	215000	Val/Su SzAd	226.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	510	180.410	92,009
BMT	Basement	440	54.120	23,814
SFL	Second Floor	440	180.410	79,380
OSP	Screen Porch	126	32.230	4,060
OFP	Open Porch	120	29.940	3,593
WDK	Deck	24	15.840	380

Net Sketched Area:	1,660			Total:	203,236
Size Ad	950	Gross Area	1660	FinArea	950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc